

North York Moors National Park Authority

District/Borough:

Application No. NYM/2016/0763/FL

Parish:

Proposal: Alterations and extensions together with construction of replacement garage

Location: Holmlea, Station Rd, Ravenscar

Decision Date: 21 December 2016

Consultations

Parish – No objections

Highways – No objections - Station Road beyond Station Square is not publicly maintained highway. Holmlea is located along the privately maintained section of Station Road, the proposed extension to the dwelling will increase the size but reduce the number of bedrooms. It is also proposed to replace the existing garage with a larger one, none of the proposed alterations will not have a significant effect on the Highway.

Natural England – No objection

Advertisement Expiry Date – 30 November 2016

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.																		
2.	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Site plan</td><td>185067</td><td>20 October 2016</td></tr><tr><td>Ground floor plan</td><td>185060</td><td>20 October 2016</td></tr><tr><td>First floor plan</td><td>185061</td><td>20 October 2016</td></tr><tr><td>Roof floor plan</td><td>185062</td><td>20 October 2016</td></tr><tr><td>Elevations</td><td>185063</td><td>20 October 2016</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Site plan	185067	20 October 2016	Ground floor plan	185060	20 October 2016	First floor plan	185061	20 October 2016	Roof floor plan	185062	20 October 2016	Elevations	185063	20 October 2016
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3.	RSUO00	The garaging hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.																		
4.	MATS12	The finish of the walls to be rendered shall match the existing render in colour and texture and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring is to be completed no later than one month after the development hereby permitted being first brought into use.																		
5.	MATS13	The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.																		

M. O. J.
21st Dec. 2016

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Informative

MISC INF01 Bats

All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.

Reason for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3.	RSU003	In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line with NYM Core Policies B and J and would be likely to adversely affect the amenities of existing and future occupiers of the site.
4&5	MATS01	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

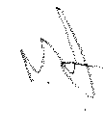
Background

Holmlea comprises a rendered brick bungalow with a red clay roof and white upvc windows, located along a single track unsurfaced track at the south eastern end of Ravenscar.

Immediately adjacent to the bungalow is a flat roofed and concrete rendered double garage which measures 8.2m wide x 6.2m deep.

This application seeks permission to replace this double garage and to link it to the existing property with a single storey rear and side extension that would measure 2.5m deep at the rear and 3.85m at the side. The replacement double garage would measure 11m wide x 7.2m deep, with an inter-linking lobby area. The extensions to the bungalow and the replacement garage would all have pitched tiled roofs.

The extensions to the bungalow would provide improved living accommodation.



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Main Issues

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 19 of the LDP states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage will only be supported where the scale, height, form position and design does not detract from the character of the original dwelling and its setting; the development does not adversely affect the amenities of neighbouring occupiers and that annex accommodation is ancillary to the main dwelling.

The proposed extension and replacement garage would improve the appearance of this property, due to an improvement to the design and appearance of the bungalow. Whilst the garage is substantial in scale, it is replacing a large flat roofed building which detracts from the character of the area.

In view of the above considerations it is considered that the proposed extensions will improve the appearance of this property and approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

Approval (No Amendments Required)

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.



